119.0	0005	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	763,400 /	763,400
					USE VALUE:	763,400 /	763,400
					ASSESSED:	763,400 /	763,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		MOHAWK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOOLEY PAUL T
Owner 2:	
Owner 3:	
Street 1:	8 MOHAWK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DOOLEY PAUL T & TERESA C -
Owner 2:	-
Street 1:	8 MOHAWK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,723 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Wood Shingle Exterior and 2211 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9723.000	265,200		498,200	763,400
Total Card	0.223	265,200		498,200	763,400
Total Parcel	0.223	265,200		498,200	763,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 345.27 | /Parcel: 345.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	77133
GIS Ref	
GIS Ref	
Insp Date	08/27/18

!9269!

PREVIOUS ASSESSMENT

Parcel ID: 119.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	265,200	0	9,723.	498,200	763,400	763,400	Year End Roll	12/18/2019
2019	101	FV	218,300	0	9,723.	498,200	716,500	716,500	Year End Roll	1/3/2019
2018	101	FV	228,400	1600	9,723.	427,000	657,000	657,000	Year End Roll	12/20/2017
2017	101	FV	228,400	1600	9,723.	398,500	628,500	628,500	Year End Roll	1/3/2017
2016	101	FV	228,400	1600	9,723.	341,600	571,600	571,600	Year End	1/4/2016
2015	101	FV	227,300	1600	9,723.	306,000	534,900	534,900	Year End Roll	12/11/2014
2014	101	FV	227,300	1600	9,723.	283,300	512,200	512,200	Year End Roll	12/16/2013
2013	101	FV	227,300	1600	9,723.	270,100	499,000	499,000		12/13/2012

PRINT

Date	Time
12/10/20	23:46:09

LAST REV

Date	Time
09/24/18	12:11:52
apro	
9269	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOOLEY PAUL T &	16837-246		12/24/2003	Family		No	No		
	16837-246		3/1/1986		205,000	No	No		A

USER DEFINED

Prior Id # 1:	77133
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/27/2018	Meas/Inspect	BS	Barbara S
5/29/2009	Measured	189	PATRIOT
2/14/2000	Measured	268	PATRIOT
9/1/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9723		Sq. Ft.	Site		0	70.	0.73	4									498,186						498,200	

Total AC/HA:	0.22321	Total SF/SM:	9723	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	498,186	Spl Credit		Total:	498,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAUPE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99742496
Adj $ / SQ:	127.920
Other Features:	74526
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	384353
Depreciation:	119150
Depreciated Total:	265204

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

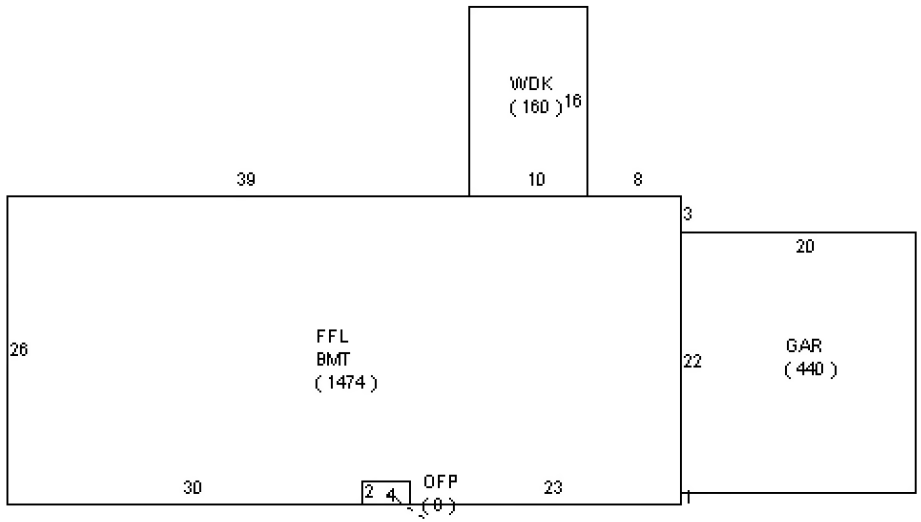
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,474	50.850	74,950
FFL	First Floor	1,474	127.920	188,554
GAR	Garage	440	20.630	9,077
WDK	Deck	160	12.220	1,955
OFP	Open Porch	8	43.890	351

Net Sketched Area:	3,556	Total:	274,887
Size Ad	1474	Gross Are	3556	FinArea	2211
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	140.71
Special Features:	0	Val/Su Net:	74.58
Final Total:	265200	Val/Su SzAd	179.92

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

119.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	